



STATE OF NEVADA
OFFICE OF THE ATTORNEY GENERAL

555 East Washington Ave., #3900
Las Vegas, Nevada 89101-1068

This **ALERT** contains critical information and requests for information related to ongoing law enforcement activities.

VACANT LAND THEFT

A network of thieves, originating from Mexico and California, has been making repeated attempts over the last year to sell vacant land in Southern Nevada to unsuspecting buyers. The properties have been vacant parcels located within Clark County. The thieves assume the identity of the true property owners who reside in California. Advertisements are placed in the local newspapers enticing buyers to purchase land for investment or homebuilding at extremely good prices.

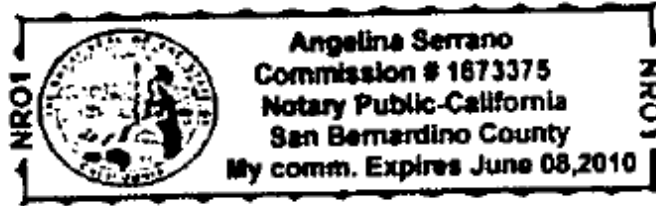
Once a contact is made by a buyer, the imposter seller provides sufficient information about the property and recommends a particular escrow company. The remainder of the transaction takes place through all methods of communication without a physical appearance by the seller. Fraudulent identification, forged signatures, and false notary stamps are used by the seller to finalize the paperwork. Upon closing, the money is wired into an account with a different name than the seller, allegedly belonging to a family member. After the transaction is completed, the money is quickly funneled out of the account and taken back across the border to Mexico.

The true property owners do not discover the theft until months after its occurrence. The true owners are deprived of the use of their property until the title can be reverted back to themselves. The buyers are deprived of their money used to purchase the property until the title insurance company settles the claim for the fraudulent land sale. The title insurance company is deprived of their money when they settle the fraudulent land sale claims. The total loss to all victims does not include the time, energy and money spent by all parties involved to return the title to the rightful owners.

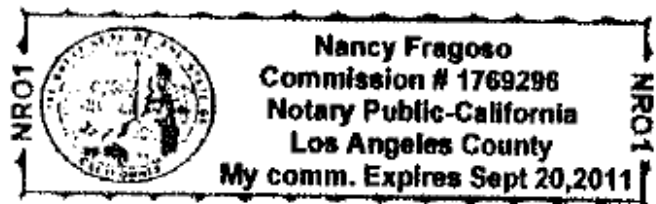
This scam originated approximately 3 years ago in California where their cases total above 40 transactions. Nevada received its first attempts in early 2011. One fraudulent transaction was successful in May 2011. An attempt in late 2011 was thwarted as well as an attempt in March 2012. Based on current information to date, this scam has only circulated within Clark County. The mastermind behind this scam is Salvador Anzo (*see additional media at the end*).

NOTARY STAMPS

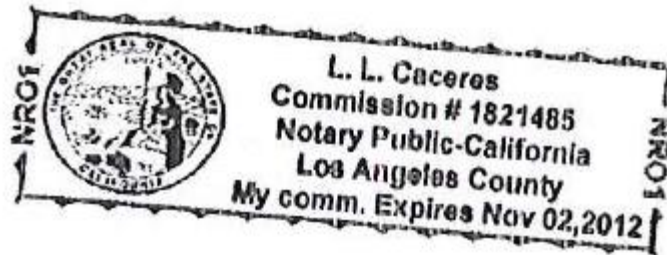
This stamp was NOT used in the Nevada cases



This stamp was used in 2 cases in Nevada during 2011



This stamp was used in 1 case in Nevada during 2012 and is expected to be used again



- All these stamps were fraudulently produced and not created by a licensed manufacturer.
- The common theme among these stamps is the manufacturer code along the sides - "NR01". This is for the manufacturer, Notary Rotary, a legitimate stamp producer. NONE of these stamps were produced by this company.

ADVERTISEMENTS

APRIL 2011

E For Sale By Owner
2.5 acre lot - Reduced price of
\$99,000 OBO, great investment
opportunity. Call 909-223-1672
ghc.carpenter@yahoo.com

JULY 2011

S FSBO 3.92AC Lot in
Enterprise, All Flat, Nice Area,
\$89,000. Call 714-478-5923

OCTOBER 2011

FSBO - 1.25 ac. lot in Enterprise
Torino Ave. & Schuster St.
All flat. Ready for you to build
your custom home. Asking only
\$47,000. 619-203-8364

MARCH 2012

2.50 acres of all flat land
close to everything all utilities
on street in a very nice
neighborhood build your dream
home. Asking only \$69,000
Call 619-206-7403

- All advertisements to date have been placed in the Las Vegas Review Journal under "Vacant Land & Lots" within the real estate classified section.
- All property is sold at an undervalued rate - i.e. \$400,000 value sells for \$69,000.
- Phone area codes have been 909, 714, and 619. The 619 area code has been used most prevalently.

CORRESPONDENCE

- There will never be a physical appearance made by the seller.
- All correspondence is handled via phone, fax, email, and mail.
- Email accounts previously used have been Yahoo or Hotmail services.
- Most faxes originate from a FedEx Kinko's or UPS Store location.
- The seller never answers the phone when their number is called.
- The buyer leaves a message after listening to a generic voicemail greeting.
- The seller will call back within 1-4 hours.
- The seller has always been a male and assumed the identity of the true property owner who resides in California.
- The seller has done research and gathered background information on the property owners, including limited biographical data.
- The seller's voice in 2011 spoke English with an American accent and was described as approximately 40-50 years old.
- The seller's voice in 2012 spoke English with a Mexican accent and was described as approximately 30-40 years old.
- The seller will insist on using a particular escrow company.
- Title insurance is typically purchased by the seller.
- Fake California driver licenses or U.S. passports are used for seller identification.
- Social security numbers provided will not belong to the seller names being used.
- Wiring instructions involve bank accounts where the seller is not an account holder/signer.
- The Seller Statement of Information will have the owner's occupation listed as self-employed, painting, contracting, or construction. The wife or spouse occupation will be listed as "homemaker".
- The Seller Statement of Information will have the residential information showing a current address of up to 1 year unrelated to the actual owner. The former address listed will normally be true to the actual owner.

ADVISEMENTS

- Ask the seller or buyer to provide a copy of the advertisement listing the property
- Verify that the seller's SSN and DL information is true and accurate.
- Verify that the current residential address provided by the seller corresponds with their ownership or rental records.
- Ask the seller to physically show up in person to sign documents or retrieve payment.
- Demand the seller to use a specific notary of your choosing.
- Require the seller to submit banking instructions for their own account of which they are a holder/signer.

The seller will terminate the transaction if required to do anything outside their preference.

ADDITIONAL MEDIA

http://abclocal.go.com/kabc/story?section=news/local/inland_empire&id=8235178

<http://lomalinda.patch.com/articles/district-attorney-officials-search-of-fraud-suspect>



Salvador Anzo – mastermind

CONTACT

If you receive any information regarding the above mentioned scam or become involved in a case comprised of these elements or conditions, please contact Investigator Ryan Chester at the Office of the Attorney General – 702.486.4312 / rchester@ag.nv.gov